

**TOWN OF TROUTMAN
400 NORTH EASTWAY DRIVE
TROUTMAN, NORTH CAROLINA**

TOWN COUNCIL AGENDA BRIEFING MEETING MINUTES

March 05, 2018 – 4:00 P.M. – Troutman Town Hall

Council Members Present: Mayor Teross W. Young, Jr.; W. Paul Henkel; Judy Jablonski, Sally P. Williams; James K. Troutman; Paul R. Bryant

Council Members Absent: None

Staff Present: Justin E. Longino, Town Manager; Steven H. Shealy, Finance Director; Kimberly H. Davis, Town Clerk; Matthew A. Selves, Police Chief; Erika G. Martin, Planning Director; Adam K. Lippard, Public Works Manager; Emily M. Watson, Parks and Recreation Coordinator

Press Present: Debbie Page, SVL Free News
Jessica Osborne, Statesville Record and Landmark

Others: (Sign-In sheet is attached to these minutes)

I. MAYOR TEROSS W. YOUNG CALLED THE MEETING TO ORDER

II. ADJUSTMENT(S) TO THE AGENDA

*Deletion: Item III, Text Amendment to the Unified Development Ordinance -Warehousing and Distribution Uses (TA-18-02)

*Upon motion by Council member Williams, seconded by Council member Jablonski, and unanimously carried, approved to amend the agenda deleting Agenda Item III, Text Amendment to the Unified Development Ordinance -Warehousing and Distribution Uses (TA-18-02).

III. TEXT AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO) – WAREHOUSING AND DISTRIBUTION USES, (TA-18-02)

- a. **Hold Public Hearing**
- b. **Consider Adoption of Ordinance 04-18 Titled: “*An Ordinance Amending The Town Of Troutman Unified Development Ordinance*”**
- c. **Consider Adoption of Statement of Consistency**

***Item III, Deleted from the Agenda under Adjustments to the Agenda**

(Copied in full, Public Hearing Notice is filed on CD titled: : “Town Council Supporting Documents” dated March 5th, and March 8th, 2018 in CD Book #1 titled: “Town Council Supporting Documents”)

IV. MISCELLANEOUS BUSINESS

A. Business from Council and Mayor

- Council member Bryant announced that on February 17, 2018 he attended a Substance Use Educational Forum sponsored by the Iredell County Health Department recommending that the Town get involved with the organization on a regular basis. Having the opportunity to hear speak Dr. Elizabeth Tilson, Chief Medical Officer for the state of North Carolina and Dr. Omar Manejwela, MD specializing in Psychiatry, he stated he was very impressed with the plans and tactics in place addressing the topic. He commented that if anyone has the opportunity to attend a forum, to do so, suggesting the Town invite Iredell County Health Department to come to Troutman to speak on the subject in the not so distant future. Council member Bryant then read aloud a card he received from Iredell County Health Director, Jane Hensen in appreciation of the Iredell Collation receiving funding from the Troutman ABC Board for alcohol and substance abuse education and treatment offering to hold a presentation for Town Council.
- Mayor Young stated that he attended the very cold “Sprint into Spring” event, cheering on the participants. He commented that it was a very good event that was well attended.

B. Business from Staff

1. Update on Street Lights in Parkwood at Falls Cove

Town Manager Justin Longino stated that Mr. Baker from Duke Energy informed him that payment is needed from the Falls Cove Property Owners Association (POA) before drawing up a contract. Ms. Jan Huffman, President of Falls Cove POA commented that she is hesitant to write a check without the Town’s approval of taking over the existing streetlights and approval of the requested additional lights first. She stated that she advised Mr. Baker that she would get payment to him today, but never received a response back from Mr. Baker. Town Manager Longino stated that he is going to meet with Mr. Baker tomorrow regarding lights at Julian Place expressing that he is hopeful to have the Falls Cove contract for Council’s consideration by Thursday night’s Town Council meeting.

Town Manager Longino stated that Mr. Baker recommends 50 watt LED lighting for the three lights at Julian Place.

2. Discussion Regarding a Town of Troutman Mission Statement

Town Manager Longino requested feedback and consideration of approval of the proposed Mission Statement and Core Values that was included in Council’s packets. It contains the edits as requested at Council Planning Retreat.

****Council was in agreement to place consideration of the Mission Statement on Council’s February 8, 2018 Consent Agenda.**

(Copied in full, mission statement and core values are filed on CD titled: “Town Council Supporting Documents” dated March 5th, and March 8th, 2018 in CD Book #1 titled: “Town Council Supporting Documents”)

3. Reminder(s): Upcoming Meetings

- Citizen of the Year and Organization of the Year Nomination Deadline-March 23rd
- Easter Egg Hunt-March 24th, Troutman ESC Park, 10am
- Troutman Walking Company-Resumes March 12th, 6pm (meet at Park Pavilion)
- Front Porch Fest-May 12th, 11am-4pm (Downtown Main Street)

Council member Bryant asked if Council needs to take any action in regards to the Independence Day Festival. Mayor Young responded there is no action to be taken. Council member Henkel asked if the festival is to be held along Eastway or at the fairgrounds. Town Manager Longino responded that location was discussed at the last planning meeting of the Troutman Rotary Club, but since plans are already in process, the festival will be held this year at the fairgrounds. The planning committee has agreed to discuss a possible change in venue for next year's festival.

V. REVIEW AGENDA ITEMS PROPOSED FOR REGULAR MEETING OF MARCH 08, 2018,
(Justin Longino, Interim Town Manager)

*****See Draft Agenda *****

The following items were discussed and/or reviewed...

New Business:

Item 21. Consider Rezoning Request (RZ-18-01), Project Name: Troutman Industrial Park, approximately 129.98 acres located along Leona Lane, Murdock Road and Perry Road, PINs: McDaniel (4742306535); S. Cash (4741395538); W. Cash (4742312390, 4742314406); and Murdock (4741375279, 4741477196)

Council member Bryant asked Planning Director Erika Martin if the request is denied, will the potential buyer come back with a second request, and if so, what length of time. Ms. Martin responded that the applicant would have to wait at least one year, unless there is some substantial change in conditions that would warrant it to come sooner.

Item 22. Consider Rezoning Request (RZ-18-02), Hoover/Perry/Murdock Roads, approximately 136.08 acres belonging to multiple property owners along Hoover Road, Perry Road, and Murdock Road, PINs: Murdock (4742420787), Emery (4741449369), J Miller (4741564437, 4741566653), W Miller (4741672102, a portion of 4741671767, 4741662694), Morrow (4741664925), Davies (4741650561), Lamberth (4741666585), O'Donnell (4741452974), Hales (4741561144), Dulin (4741564032), Boyd (4741575541), Neumann (a portion of 4741676684), General (4742423277, 4742425567), Baker (4741452571), Feilke (4742420353), Laffin (4741367343), Lippard (4741560652), Stroud (a portion of 4741676387), and Gillon (4741357966, 4741357181, 4741344477)

Council member Henkel asked Planning Director Erika Martin if she has a feel for the applicants if they would consider holding off to rezone until the strategic plan is complete in September/October this year. Ms. Martin commented that it is certainly Council's option to wait, but she is comfortable in recommending the rezoning. She stated that the request is reflective of what is already there and what they would like to keep such as large tracts of land, and the new consistency statement law allows Council to update the Town's Land Use Plan at the exact same time that property is rezoned.

Item 23. Consider Text Amendment to the Unified Development Ordinance (UDO) – Gravel Driveways and Parking for Limited Uses, (TA-18-03)

Planning Director Erika Martin stated that the Planning Board recommended that the request (for relocation of the ropes course to South Iredell High School property) be handled through the Board of Adjustment with a

variance request She stated although she thinks it would make sense to be a text amendment, Council could pull it from the agenda. Council member Bryant expressed his concern of complicating the Unified Development Ordinance (UDO) with loopholes/amendments from individuals that should follow the Town's standard process of applying for a variance through the Board of Adjustment. He expressed that in his opinion, the proposed text amendment should be removed from the agenda and allow the Board of Adjustment decide through a variance request. Ms. Martin commented that she thought that a text amendment would be a way to avoid the Board of Adjustment in order to attract these types of uses, of which most would be required a Special Use Permit, and the amendment would avoid having the applicant to go through the Board of Adjustment twice for the same project. She continued by stating that this proposed amendment is something the UDO Committee could look at during the rewrite process.

Council member Henkel agreed with removing the item from the agenda let them go through the Board of Adjustment which is the Town's process at this time, and allow the UDO Committee take a look at the issue during the rewrite process. He would hate to change something and the new UDO not reflect the change.

****Council was in agreement that the proposed text be removed under adjustments at the beginning of the March 8th Town Council meeting.**

Item 24. Request for Release from Extraterritorial Jurisdiction: Troutman Crossing Subdivision off of Crews Lane, Skyuka Road, and Watering Trough Road for a portion of Troutman Crossing (PINs: 4732872953, 4732970950, 4732889099, 4732980202, 4732980314, 4732888239, 4732887320, 4732885271)

Council member Bryant commented that a variance request for sidewalks by Mr. McCormick went before the Board of Adjustment who voted unanimously to deny the request, which was a Quasi-Judicial proceeding. He stated that the Council who is also Quasi-Judicial cannot overturn the Board of Adjustment's decision and perhaps this issue should be handled a different way other than on this agenda.

Mayor Young requested that staff get a recommendation from Gary Thomas, Town Attorney regarding whether issue should be addressed by Council.

Council member Henkel stated that his variance request has been over a year, and suggested Mr. McCormick go through the established process of reapplying for a variance.

Council member Williams asked that when Mr. McCormick went to the Board of Adjustment, was it to be released from the ETJ, or was it not to construct sidewalks. Town Manager replied, for sidewalks.

Town Manager Longino stated he would speak with the Town Attorney and if the item needs to be removed Council can do so under adjustments to the agenda at their March 8th Town Council meeting.

II. CALL FOR CLOSED SESSION PURSUANT TO NCGS 143-318.11(a)(5) TO DISCUSS ACQUISITION OF REAL PROPERTY

Mayor Young called for a closed session pursuant to NC General Statute 143-318.11(a)(5) to discuss acquisition of real property.

***Upon motion by Council member Jablonski, seconded by Council member Bryant, and unanimously carried, approved to hold a closed session pursuant to NCGS 143-318.11(a)(5) to discuss acquisition of real property.**

Mayor Young opened the closed session.

Along with Town Council, Mayor Young asked that Town Manager, Justin Longino; Town Clerk, Kimberly Davis, Erika G. Martin, Planning Director; Steven H. Shealy, Finance Director; Emily Watson, Parks and Recreation Coordinator to join the Closed Session.

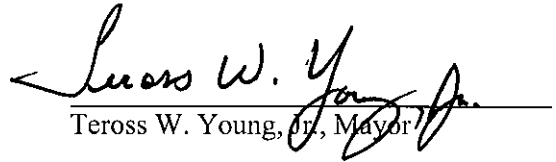
*****MINUTES OF CLOSED SESSION HAVE BEEN SEALED UNTIL SUCH TIME PUBLIC INSPECTION WILL NO LONGER FRUSTRATE THE PURPOSE OF THE CLOSED SESSION*****

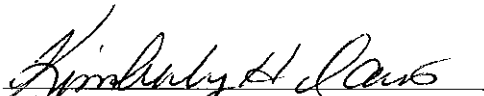
Closing of Closed Session and Reconvene Open Session

*Upon motion by Council member Henkel, seconded by Council member Jablonski, and unanimously carried, approved to reconvene open session.

III. ADJOURNMENT

*Upon motion by Council member Troutman, seconded by Council member Henkel, and unanimously carried, Agenda Briefing Meeting of March 05, 2018 was adjourned at 5:13 p.m.


Teross W. Young, Jr., Mayor


Kimberly H. Davis, Town Clerk



(*) Motion

(**) Consensus/Agreement